

Did You Know?

The Town Code regulates the exterior colors of Homes, Buildings, Accessory Buildings or Dwellings, within the Town.

It is a violation of the Town Code for any person, firm, or corporation to dump, shovel, blow or otherwise cause any snow to be deposited upon any of the gutters, streets, catch basin, storm sewers, rights-of-way or upon any public lands in the Town.

Within eight daylight hours after the conclusion of each snowfall, each property owner or tenant is required to remove the snow and ice from the sidewalk and sidewalk area upon his property or the property he tenants. The snow and ice that is removed can not be placed in any public street and shall not interfere with the drainage of water along the curb-line into storm sewers.

It is the responsibility of each property owner whose property adjoins a public street to properly maintain the property and vegetation in the right-of-way next to that public street on the side thereof adjoining or constituting part of such owner's property.

Carbon Monoxide Detectors are required in all residential buildings and all multifamily dwellings.

The outdoor storage or use of any equipment, materials, furnishings or appliances which are not specifically designed or manufactured for exterior placement is prohibited.

It is unlawful for any person, firm, or corporation to set on fire or burn any refuse weeds, leaves, limbs, trees, lawns, gardens, rubber tires, plastics, wire, insulation and other smoke-producing materials or other flammable or waste materials outdoors within the Town of Elsmere. This shall be known as Open Burning and shall be prohibited.

How To Contact The Code Office

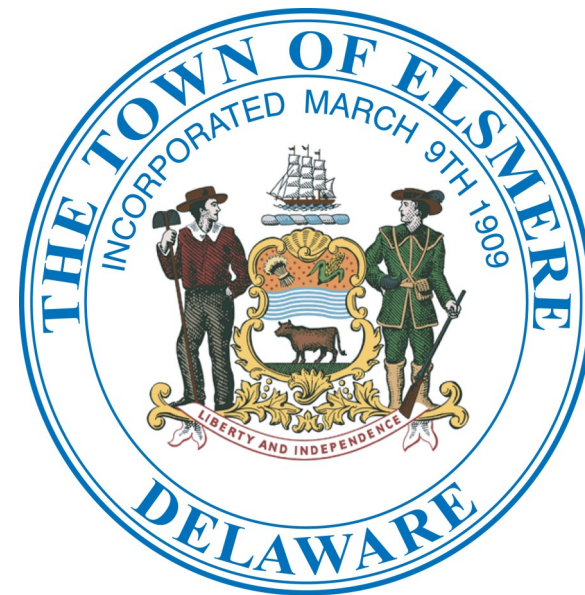
You can contact the Code Enforcement Office in any of the following manners

Call:

You can call the office at (303) 998-2215

Internet:

Log on to the Town's web-site at townofelsmere.com, once you are on the web-site click on the link to "Request Tracker". Fill in the requested information. This will not only allow you to enter your complaint or concern but will also allow you to receive notices whenever your complaint has been updated.



Code Enforcement Office



When Are Permits Required?

Permits are Required for the following:

Residential Permits:

New Homes. Additions, Garages, Sheds over 120 sq. ft., New or Enlarged Driveways, Walkways or Patios, Re-roofing, Siding, windows and doors, Structural modifications, All Decks Interior Non Cosmetic Alterations, Swimming Pools, Porches

Commercial Permits:

New Buildings, Additions, Interior Build-out's or Renovations,

Plumbing & Mechanical:

Installation of New or Replacement Water Heaters and HVAC Systems, The Installation of Gas Heating Equipment, The Installation of ANY New piping for Water, Gas or Sewer, The Replacement of Sewer Laterals or Water Service Piping, Fireplace Installation

Misc. Permits:

The Installation or Erection of ANY Signage
Demolition of ANY Permanent Structure
Electrical Work (3rd Party Inspection) Lot Grading

Plans General:

Commercial Plans shall be prepared by a State of Delaware Design Professional and bear the original signature and seal, except where waived by the Code Official under provisions of the ICC Building Code, Sec. 106

Commercial Plans shall first be reviewed and approved by the State Fire Marshal's Office before submittal to the Town of Elsmere

Residential Plans not prepared by a Design Professional will be accepted at the discretion of the Code Official.

Frequently Asked Questions

Q. What Codes Does The Town Follow:

- A. The currently adopted codes for the Town of Elsmere are the 2000 ICC Codes with 2001 supplements, included are the:

2000 ICC Building Code, 2000 ICC Mechanical Code, 2000 ICC Plumbing Code, 2000 ICC Fuel Gas Code, 2000 ICC Residential Code.

Q. When may I place my trash cans out for pick-up?

- A. Containers may be placed in their pick-up location no earlier than 6pm the day proceeding pick-up.

Q. What is an appropriate container for solid waste?

- A. An appropriate container shall be constructed solidly of plastic or metal with a water tight lid. Plastic bags may be used if they are of sufficient strength to prevent the contents from rupturing the bag.

Q. What is the maximum height that grass and weeds can be?

- A. 8 inches.

Q. Can one's dog run free in the Town of Elsmere?

- A. No, all dogs must be under the direct control of the owner or keeper at all times.

Q. What about pet waste?

- A. The owner or keeper shall be responsible for the immediate removal of waste from any public or private property.

Q. When is a vehicle considered abandoned?

- A. Under Town Code sec. 211-1, an abandoned vehicle is any vehicle which is inoperable, dismantled, wrecked, displaying expired tags for more than 30 days, missing major components, placed upon public or private property without being removed for 24 hours or more and not having been moved for a period often business days after being posted by code enforcement or police.

Q. Are permit fees ever waived?

- A. Yes,
Annually during the months of October and May the Town of Elsmere waives Building Permit Fees for the following home improvements: roofs, siding, driveways, doors, windows and sidewalks.

However, repairs made based upon a permit which was issued and had the fees waived during the month of October shall be completed by no later than November 30th of the same year and repairs made based upon a permit which was issued and had the fees waived during the month of May shall be completed by no later than June 30th of the same year, or the normal Building Permit Fees for these permits shall be assessed.

Q. Do I need a license to run a business or provide a service in the Town of Elsmere?

- A. Yes, pursuant to Town Code an annual license is required.